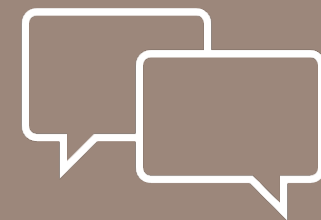




DRAFT HOUSING ELEMENT

Planning Commission & Housing Authority Study Session

June 9, 2022



Agenda



Housing Element Requirements



Housing Element Outreach



Regional Housing Needs Allocation (RHNA) and Sites Inventory Capacity



Housing Element Programs



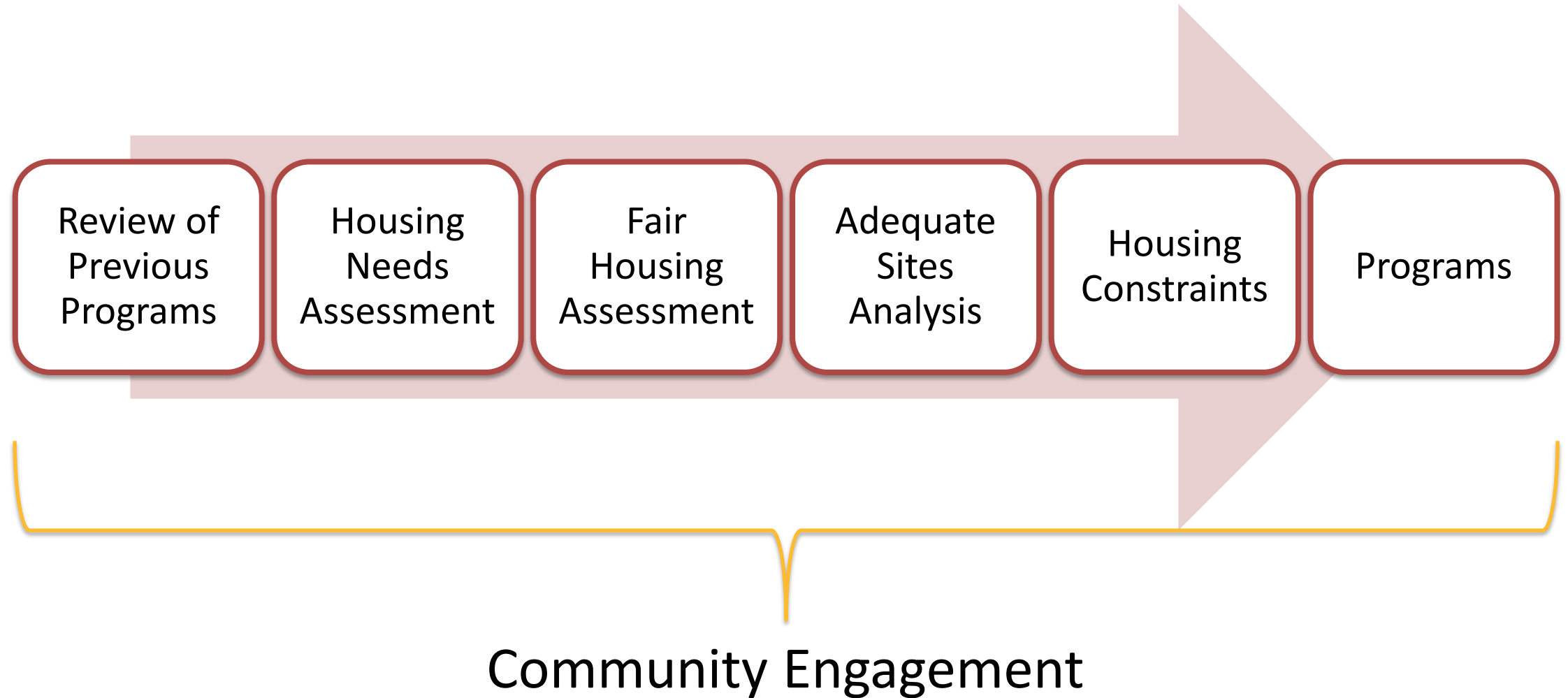
Project Schedule

Housing Element Overview

- It's required!
 - One of eight mandated General Plan elements
 - Heavily regulated by State law
 - Must be reviewed and certified by California Department of Housing and Community Development (HCD)
- State sets schedule for Housing Element updates
 - This upcoming 6th cycle Housing Element has an 8-year timeframe
 - Planning period: 2023-2031
 - Housing Element due date: January 31, 2023



Housing Element Contents



Housing Element Public Outreach

Service Provider Interviews	November 2021 – June 2022
City Council/Planning Commission Study Session	November 2021
Community Workshop	March 2022
Online Community Survey	February – April 2022
Napa Sonoma Collaborative Equity Working Group Meetings	January – March 2022
General Plan Update Community Involvement Strategy	Summer 2020 – Ongoing

Regional Housing Needs Allocation (RHNA)

- State law requires HCD to determine total regional housing needs
- The RHNA is the number of units each jurisdiction is required to plan for in each Housing Element Update
- HCD provided a regional allocation to Association of Bay Area Governments (ABAG)
 - ABAG established a methodology to distribute the regional allocation amongst each county and each jurisdiction
 - Units are divided by affordability tiers (very low, low, moderate and above moderate)

More about RHNA

» **The RHNA for the upcoming housing element has decreased**

- 2015-2023 Housing Element Cycle (current): 5,083 units
- 2023-2031 Housing Element Cycle (upcoming): 4,685 units (1,919 lower income units)

» **The City should plan for additional sites (buffer) to avoid a “no net loss” situation for the Lower income RHNA**

- A Net Loss would occur if a site planned for housing is developed at a different number and income level than identified in the Land Inventory, and if the remaining undeveloped sites on the list cannot address the remaining RHNA
- If a site on the Sites Inventory receives building permit(s) prior to June 30, 2022, it will be removed from the inventory for the upcoming Housing Element
- City currently has a 43% buffer for lower income, 58% buffer for moderate income, and 200% for above moderate income

Sonoma County Regional Housing Needs Allocation (RHNA) Breakdown

Jurisdiction	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Cloverdale	74	43	45	116	278
Cotati	60	34	39	101	234
Healdsburg	190	109	49	128	476
Petaluma	499	288	313	810	1,910
Rohnert Park	399	230	265	686	1,580
Santa Rosa	1,218	701	771	1,995	4,685
Sebastopol	55	31	35	92	213
Sonoma	83	48	50	130	311
Unincorporated County	1,036	596	627	1,622	3,881
Windsor	385	222	108	279	994

RHNA Progress during the 5th Cycle

	2015	2016	2017	2018	2019	2020	2021	County Issued Permits 2015- 2021	Total Building Permits Issued	5 th Cycle RHNA Goal	Remaining Need
Very Low-Income Units	0	1	0	41	6	38	211	59	356	1,041	685
Low-Income Units	24	0	0	12	12	49	190	53	340	671	331
Moderate-Income Units	8	16	23	77	50	25	70	2	271	759	488
Above Moderate-Income Units	94	246	327	301	379	513	933	160	2,953	2,612	(341)
Total Production	126	263	350	431	447	625	1,404	274	3,920*	5,083*	1,504**

* Includes RHNA allocations and credits transferred from the County to the City with the annexation of the Roseland area.

**City has issued building permits for more above-moderate residential units overall than RHNA requires, this does not reduce the remaining need generated by RNHA requirements for affordable units.

RHNA Progress during 3rd & 4th Cycles

	Total Building Permits	Remaining Need	3 rd Cycle RHNA Goal
Very Low-Income Units	728	811	1,539
Low-Income Units	1,451	0	970
Moderate-Income Units	2,212	0	2,120
Above Moderate-Income Units	4,778	0	3,025
Total Production	9,169	811	7,654

Building Permits Issued: 1999 – 2007

	Total Building Permits	Remaining Need	4 th Cycle RHNA Goal
Very Low-Income Units	323	1,197	1,520
Low-Income Units	481	515	996
Moderate-Income Units	646	476	1,122
Above Moderate-Income Units	1,100	1,796	2,896
Total Production	3,797	3,984	6,534

Building Permits Issued: 2007 – 2014

Meeting the 6th Cycle RHNA

Started with sites from the 5th cycle element



Considered capacity from Approved and Pending Projects in the pipeline



Looked at vacant sites within the City



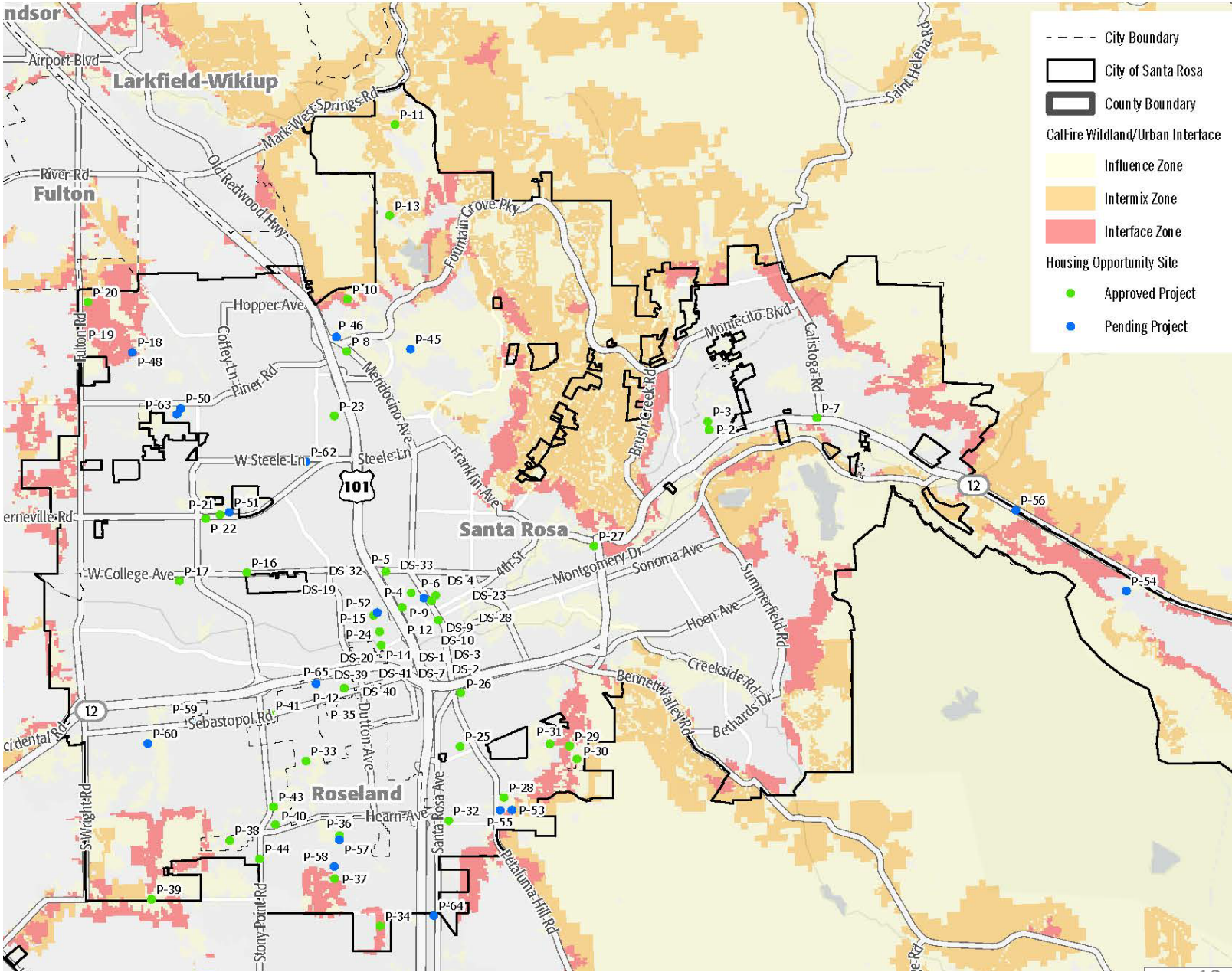
Focused on vacant sites larger than 0.5 acres and smaller than 10 acres



Assumed projected Accessory Dwelling Units (ADUs)

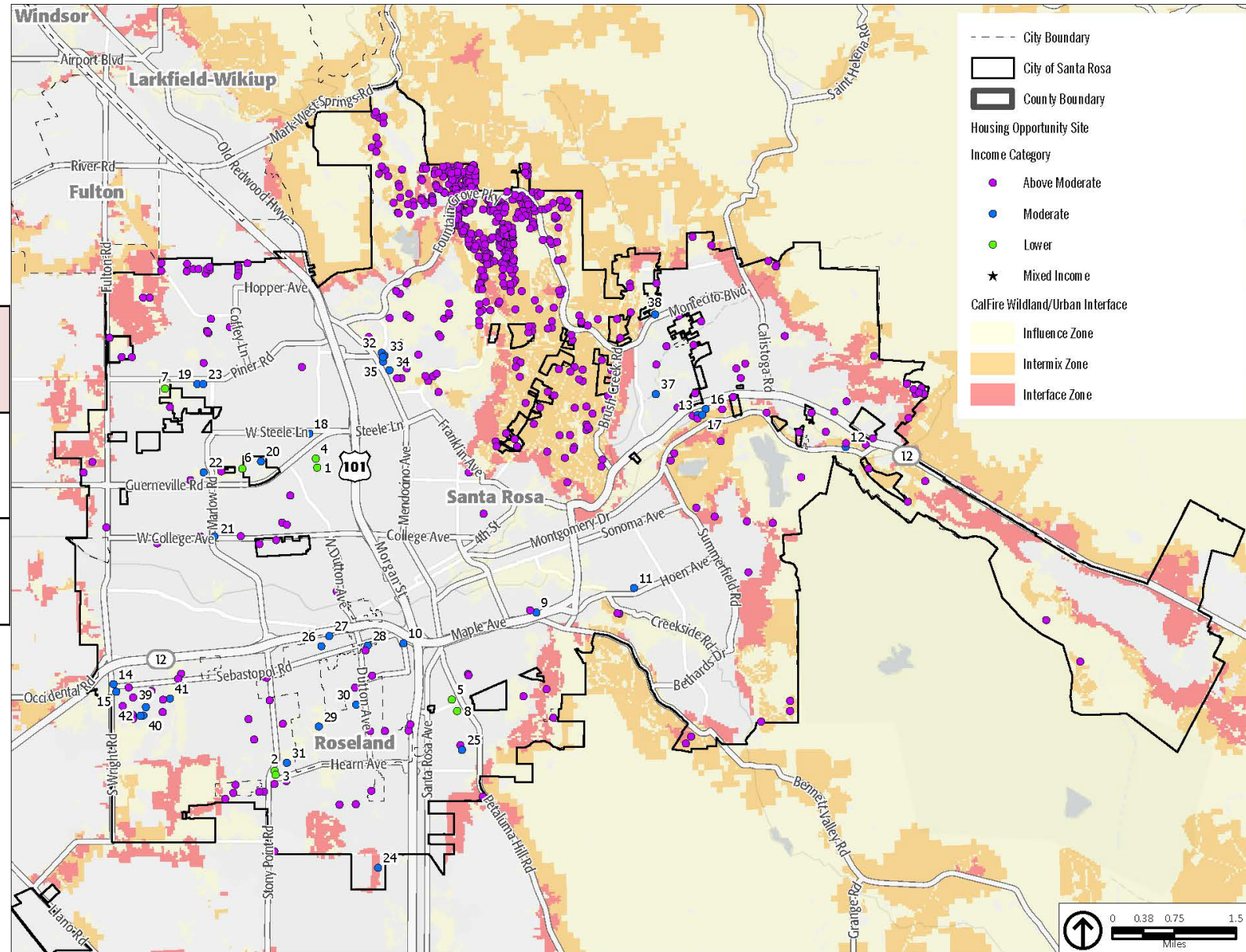
Approved and Pending Project Capacity

Pending Projects				
	Lower	Mod.	Abv. Mod	Total
Units	826	291	2,581	3,698
Approved Projects				
	Lower	Mod.	Abv. Mod	Total
Units	92	19	1,576	1,687



Vacant Site Capacity – outside of the DSASP

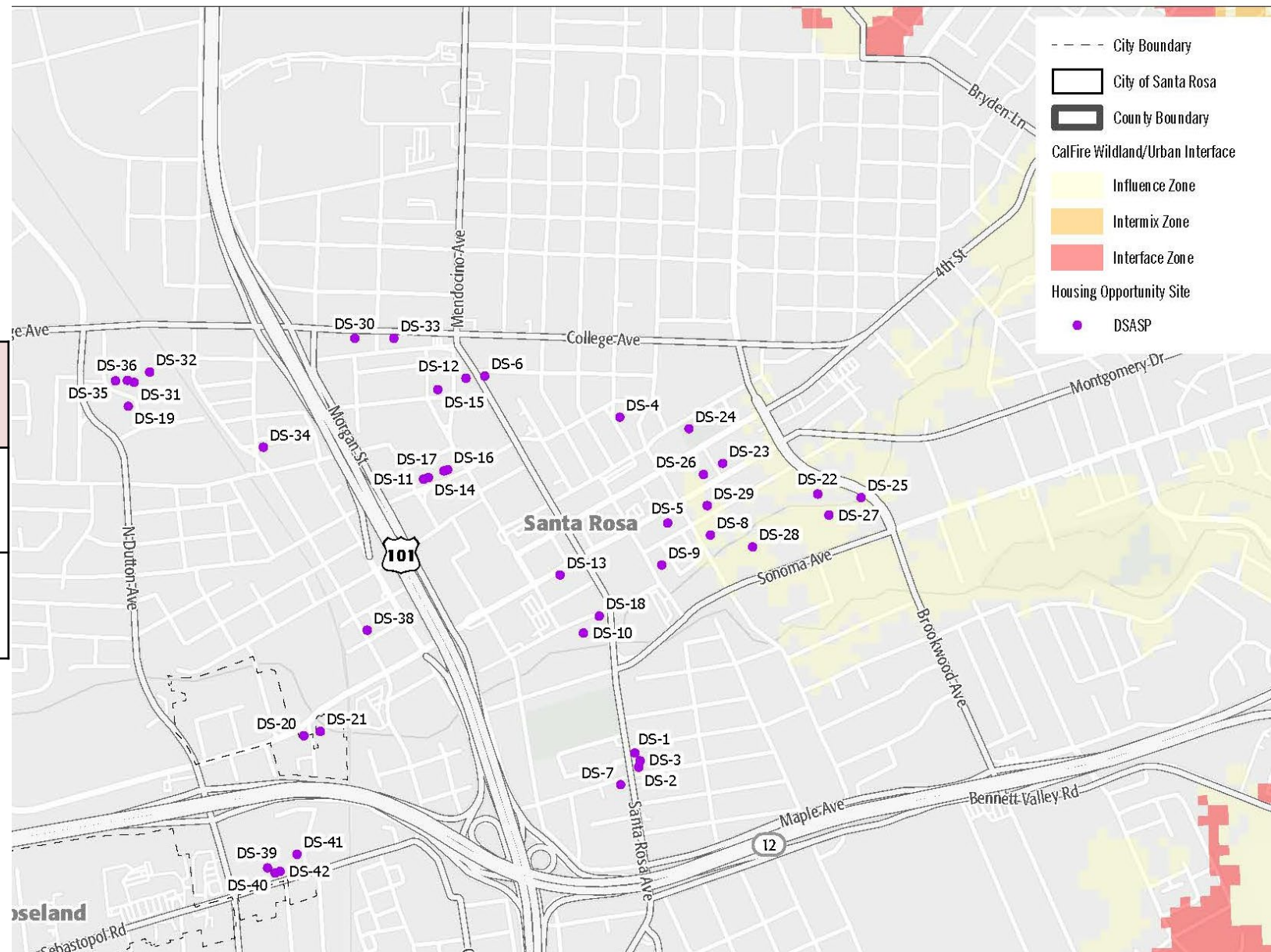
Vacant Sites				
	Lower	Mod.	Abv. Mod.	Total
Units	454	732	1,435	2,621



Source: U.S. Census 2010, Blackwell 2022

Vacant DSASP Site Capacity

Vacant Sites				
	Lower	Mod.	Abv. Mod.	Total
Units	1,022	0	340	1,362



Projected Accessory Dwelling Units (ADUs)

- Relying on HCDs projection methodology

Year	ADU Production
2018	80
2019	50
2020	63
2021	95
Annual Average	72
Projected over 8 years	576

- ABAGs Affordability Methodology

Income Category	Affordable Percentage	Unit Allocation
Very Low	30%	173
Low	30%	173
Moderate	30%	173
Above Mod.	10%	58
Total	100%	576

Capacity to Meet the RHNA

Income Category	6 th Cycle RHNA	Project Capacity	Vacant Site Capacity	Vacant DSASP Capacity	Projected ADUs	Total Capacity	Surplus
Very Low	1,919	918	1,022	454	346	2,740	821 (43%)
Low							
Moderate	771	310	0	732	173	1,215	444 (58%)
Above Moderate	1,995	4,157	340	1,435	58	5,989	3,994 (200%)
Total	4,685	5,385	1,362	2,621	577	9,944	5,259

Housing Element Programs

- **2023-2031 Housing Element includes 25 Actions:**
 - 7 programs continuing without modifications
 - 18 programs modified
 - 8 new programs
- Proposed changes to the programs were made as a result of comments received, along with changes in State law

Programs to Address New State Law

- SB 166: Requires local governments to maintain enough land to meet the RHNA. ***[Program H-1 Adequate Sites]***
- AB 686: Requires local governments to include a goal and programs to affirmatively further fair housing. ***[Programs H-23, -24, -25, -26: Affirmatively Furthering Fair Housing]***
- AB 1397: Allow housing developments with at least 20 percent affordable housing by-right, consistent with objective development and design standards, on lower-income vacant sites identified in the sites inventory that have been counted in two previous housing cycles or lower-income nonvacant sites counted in one previous housing cycle. ***[Policy 1.4 Sites Included in Multiple Housing Cycles]***

Programs to Address New State Law

- *Family Definition:* Amend the definition of “family” to be consistent with state law.
- *Residential Care Facilities:* Allow residential care facilities, regardless of size, in all zones that permit residential uses of the same type, in accordance with the City’s revised definition of family.
- *Low-Barrier Navigation Center:* Allow low-barrier navigation centers for the homeless by right in zones that allow for mixed-use and nonresidential zones permitting multifamily uses.
- *Employee/Farmworker Housing:* Comply with California Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6).

[Program H-32: Zoning Code Amendments]

Programs to Address New State Law

- ***Emergency Shelters:*** Allow sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with Government Code Section 65583(a)(4)(A)(ii)).
- ***Transitional and Supportive Housing:*** Allow for the approval of 100 percent affordable developments consistent with Government Code Section 65583(c)(3).
- ***Reasonable Accommodations:*** Review and revise findings for approving reasonable accommodation requests to ensure they do not pose any barriers to housing for persons with disabilities.

[Program H-32: Zoning Code Amendments]

Continuing Programs

- Program H-1 Adequate Sites
- Program H-4: Opportunity Development Areas
- Program H-12: Santa Rosa Housing Trust
- Program H-22: Housing for Large Households
- Program H-23: Build Community Acceptance
- Program H-27: Real Property Transfer Tax
- Program H-28: Participation in the Mortgage Credit Certificate Program

Modified Programs

- Program H-3: Encouraging Housing in Mixed-Use Projects
- Program H-7: Code Enforcement Activities
- Program H-8: Housing Rehabilitation
- Program H-9: Mobile Home Park Preservation
- Program H-11: Preservation of At-Risk Housing Units
- Program H-14: Inclusionary Housing Program
- Program H-15: Support Affordable Housing Development
- Program H-16: Funding for Affordable Housing Development

Modified Programs

- Program H-17: Housing for Persons with Disabilities
- Program H-18: Housing for Farmworkers
- Program H-19: Housing for Persons Experiencing Homelessness
- Program H-20: Housing for Extremely Low-Income Households
- Program H-21: Housing for Senior Households
- Program H-24: Fair Housing Services
- Program H-30: Section 8 Housing Choice Voucher Program
- Program H-31: Application Streamlining and Compliance with Senate Bill 35
- Program H-33: Energy Efficiency in Residential Development

New Programs

- Program H-2: Lot Consolidation and Small Site Development
- Program H-6: Innovative Housing Options
- Program H-10: Mobile Home Park Rent Control
- Program H-13: Affordable Housing Tracking
- Program H-25: Affirmatively Furthering Fair Housing – Anti-Displacement Strategies
- Program H-26: Affirmatively Furthering Fair Housing – Place-Based Revitalization Strategies
- Program H-29: Community Land Trust Program
- Program H-32: Zoning Code Amendments

Project Schedule



Task	Proposed Timeline
2021	
Project Kick off Meeting	August 10
Consultations	August - December
Study Session	November 16
2022	
Prepared Administrative Draft	January
Prepared Public Draft Housing Element	May
Release Public Review Draft (30-days)	June 3 – July 3
Planning Commission Meeting – present the Draft Housing Element	June 9
City Council Study Session- Draft Housing Element	June 21
Consider and Incorporate comments – 10 business days	July 5 – July 18
Submit Draft Housing Element to HCD (90-Day Review)	July 19 – October 17
Submit Draft Housing Element to HCD (2 nd review 60-days) – if needed	November – December
2023	
Planning Commission and City Council for Adoption hearings	January
Submit Final Adopted Housing Element to HCD – Review/Certification (60 Days)	February – March

Recommendation

It is recommended by the Planning & Economic Development Department the Planning Commission & Housing Authority receive and provide input on the Draft Housing Element.

Learn more about the project at
www.SantaRosaForward.com

County of Sonoma RHNA Request

Jurisdiction	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Santa Rosa	1,218	701	771	1,995	4,685
Unincorporated County	1,036	596	627	1,622	3,881
County Request	466	269	298	767	1800